

ZONING BOARD OF APPEALS MINUTES
January 21, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<u>V-039-15-16:</u> To legalize a 600 sq. ft. expansion of high-impact retail use into adjacent Laundromat space.	1168 Dewey Avenue	Deny	0-4-0
<u>V-040-15-16:</u> To construct a high impact retail store that exceeds the maximum 6,000 sq. ft. permitted for a principal structure and that does not meet the rear yard setback requirement nor certain city-wide design standards.	715, 731, and 737 W. Main Street	Approve on Condition	4-0-0
<u>V-041-15-16:</u> To expand the existing driveway of a two-family dwelling, thereby creating front yard parking.	1661 N. Clinton Avenue	Deny	0-4-0
<u>V-042-15-16:</u> To legalize the driveway expansion of a two-family dwelling, thereby resulting in front yard parking.	320 Castleman Road	Deny	0-4-0
<u>V-043-15-16:</u> To waive certain lot, area, and yard requirements associated with the construction of a two-family dwelling and a two-car garage with a studio apartment above.	37 Eagle Street	Approve	4-0-0
<u>V-044-15-16:</u> To convert the first floor commercial space into two apartments, not meeting certain dwelling unit conversion standards.	114 Field Street	Approve on Condition	4-0-0
<u>V-045-15-16:</u> To convert a former school building to twelve apartments, not meeting certain dwelling unit conversion standards.	10 Prince Street	Approve	4-0-0
<u>V-081-13-14:</u> To legalize the expansion of a 3family dwelling into the third floor.	101-103 Vassar Street	Time Extension Request Denied	0-4-0

Zoning Board Members Present: D. Carr, D. O'Brien, M. Tilton, E. Van Dusen
Absent: R. Khaleel, J. O'Donnell

DISTRIBUTION:

L. Warren	B. Muhammed	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

V-040-15-16 (715, 731, and 737 W. Main Street)

The awnings along W. Main Street and Edgewood Park that are depicted in the elevation dated 05/08/15 must be installed.

V-044-15-16 (114 Field Street)

The variance is approved on condition that the ancillary parking lot associated with the proposed use is approved by the Planning Commission at their January 25, 2016 Hearing.